

098.0

0009

0009.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

924,000 / 924,000

USE VALUE:

924,000 / 924,000

ASSESSED:

924,000 / 924,000


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		WINDMILL LN, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: POGODA JAKUB & LUDMILA	
Owner 2:	
Owner 3:	

Street 1: 74 WINDMILL LANE
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

PREVIOUS OWNER
Owner 1: DELISLE MARY L -
Owner 2: -
Street 1: 74 WINDMILL LANE
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION	
This parcel contains 13,915 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Clapboard Exterior and 2579 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R0	LARGE LOT	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo			
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13915		Sq. Ft.	Site		0	70.	0.60	4									586,213						586,200	

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								64147
								GIS Ref
								GIS Ref
								Insp Date
								09/20/18

PREVIOUS ASSESSMENT									Parcel ID	098.0-0009-0009.A	!7991!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	101	FV	337,800	0	13,915.	586,200	924,000	924,000	Year End Roll	12/18/2019		
2019	101	FV	273,100	0	13,915.	586,200	859,300	859,300	Year End Roll	1/3/2019		
2018	101	FV	272,300	0	13,915.	502,500	774,800	774,800	Year End Roll	12/20/2017		
2017	101	FV	272,300	0	13,915.	469,000	741,300	741,300	Year End Roll	1/3/2017		
2016	101	FV	272,300	0	13,915.	402,000	674,300	674,300	Year End	1/4/2016		
2015	101	FV	271,000	0	13,915.	360,100	631,100	631,100	Year End Roll	12/11/2014		
2014	101	FV	271,000	0	13,915.	333,300	604,300	604,300	Year End Roll	12/16/2013		
2013	101	FV	268,900	0	13,915.	317,800	586,700	586,700		12/13/2012		

SALES INFORMATION									TAX DISTRICT	PAT ACCT.		PRINT
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	Date	Time	ASR Map:
DELISLE MARY L,	1408-87		12/1/2011	Change>Sale	620,000	No	No			12/10/20	22:35:07	Fact Dist:
	657-150		1/1/1901	Family		No	No	N				Reval Dist:

BUILDING PERMITS													ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name							
6/24/2016	880	Solar Pa	10,000						9/20/2018	MEAS&NOTICE	BS	Barbara S							
7/18/2012	898	Wood Dec	8,000					12X22	1/9/2013	Info Fm Prmt	BR	B Rossignol							
4/3/2012	312	Manual	4,500						6/27/2012	External Ins	BR	B Rossignol							
2/17/2012	145	Manual	850	C				ductwork	5/4/2012	Info Fm Prmt	MM	Mary M							
12/15/2011	1851	New Wind	21,000					install 8 windowa,	2/10/2009	Meas/Inspect	189	PATRIOT							
11/8/2007	1034	Manual	32,000			G9	GR FY09	replace retaining	10/19/1999	Meas/Inspect	263	PATRIOT							
									8/16/1991		KT								

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 19 - Ranch	1	Rating: Average																
Sty Ht: 1 - 1 Story		Rating:																
(Liv) Units: 1	Total: 1	Rating:																
Foundation: 1 - Concrete		Rating:																
Frame: 1 - Wood		Rating:																
Prime Wall: 2 - Clapboard		Rating:																
Sec Wall: 8 - Brick Veneer	10%	Rating:																
Roof Struct: 1 - Gable		Rating:																
Roof Cover: 1 - Asphalt Shgl		Rating:																
Color: GRAY		Rating:																
View / Desir:		Rating:																
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				SKETCH						
Grade: C+ - Average (+)				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1								
Year Blt: 1954	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O									
Alt LUC:	Alt %:			Fpl: 2	Rating: Average			Other										
Jurisdict:	Fact: .			WSFlue:	Rating:			Upper										
Const Mod:								Lvl 2										
Lump Sum Adj:								Lvl 1										
INTERIOR INFORMATION				CONDOS INFORMATION				RES BREAKDOWN				SKETCH						
Avg Ht/FL: STD				Location:				Exterior:	No Unit	RMS	BRS	FL						
Prim Int Wall: 1 - Drywall				Total Units:				Interior:	1	7	3	1						
Sec Int Wall:		%		Floor:				Additions:										
Partition: T - Typical				% Own:				Kitchen:										
Prim Floors: 3 - Hardwood				Name:				Baths:										
Sec Floors: 4 - Carpet	30%							Plumbing:										
Bsmnt Flr: 12 - Concrete								Electric:										
Subfloor:								Heating:										
Bsmnt Gar: 2								General:										
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 1 - Oil																		
Heat Type: 3 - Forced H/W																		
# Heat Sys: 1																		
% Heated: 100	% AC: 100																	
Solar HW: NO	Central Vac: NO																	
% Com Wall	% Sprinkled:																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 098-0-0009-0009.A										IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:					Total Special Features:								Total:				